



1 Sandpiper Crescent, Malvern, WR14 1UY

£375,000

A beautifully presented three bedroomed semi detached house in this quiet residential side road. In brief, the accommodation comprises: porch, guest WC, hallway, living room, dining kitchen, rear hallway and access to the workshop/utility room which was the garage, To the first floor are three bedrooms and the bathroom. The rear garden is larger than average with a generous decked area, walkways, divided areas, further seating areas, a lawned area, garden shed, fenced off nature area and many well tended planted sections. For further information or to arrange a viewing, please contact us on 01684 561411.



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ENTRANCE

uPVC front door opening into:

HALLWAY

Radiator, shelf, telephone point, stairs to first floor and door to:

GUEST WC 7'1" 3'0" (2.17m 0.93m)

Front facing double glazed window, close coupled WC, fitted hand basin with cupboards under, fuse board, radiator.

LIVING ROOM 10'11" x 21'2" (3.35m x 6.46m)

With front facing double glazed windows and rear facing double glazed patio doors leading to the decked patio, this is a generous and light living space with twin ceiling lights, radiator and TV point.

DINING KITCHEN 8'0" x 21'10" (2.46m x 6.67m)

A generous room with side and rear facing double glazed windows. To the dining area is plenty of room, for a table and chairs, radiator, door to under stairs cupboard and granite topped peninsular breakfast bar. The kitchen is fitted with a matching range of base units and wall mounted cupboards, Bosch induction hob with hood over, fitted eye and base level oven and grill, space for under counter fridge, inset ceramic bowl and a half sink unit and door to:

REAR PORCH

Composite door to the front, side facing double glazed window, base units with work top, rear facing window and double glazed rear door, power points, door to:

WORKSHOP/UTILITY ROOM 10'0" x 21'1" (3.07m x 6.43m)

Originally the garage, fuse board, two ceiling windows, shower unit, plumbing and space for washing machine and tumble dryer with work top over, plus base units and shelving, plenty of power points, obscure double glazed window and double glazed rear doors.

FIRST FLOOR LANDING

Airing cupboard housing the Vallient combi boiler with slat shelving, power point, access to loft space and doors radiating off.

BATHROOM 11'3" x 5'6"m (3.43m x 1.69mm)

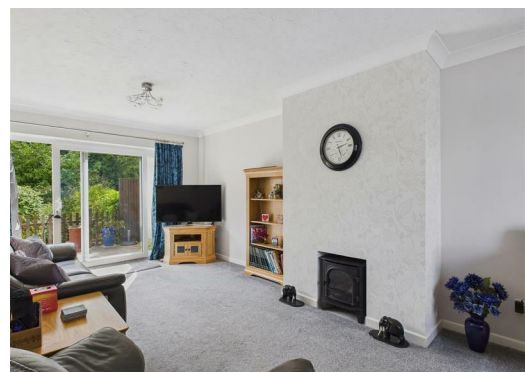
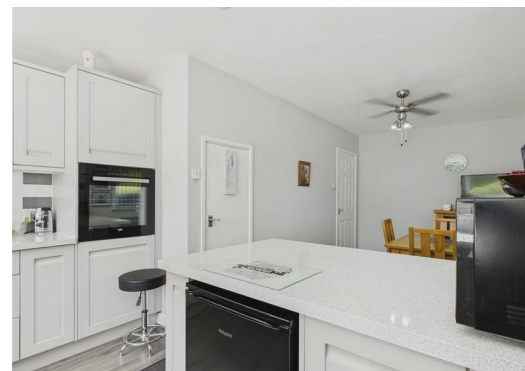
Obscure rear facing double glazed window, glazed shower cubicle, panelled bath, pedestal hand basin, close coupled WC, mirror fronted medicine chests, ladder style radiator.

BEDROOM THREE 11'3" x 8'10" (3.44m x 2.70m)

Front facing double glazed window, radiator, over stairs cupboard with shelving and hanging rail.

BEDROOM ONE 11'3" x 12'4" (3.44m x 3.76m)

Front facing double glazed window, radiator, walk-in wardrobe with hanging rail and shelving, mirror fronted double wardrobe with hanging rail, shelving and drawers.



BEDROOM TWO 8'1" x 12'7" (2.48m x 3.85m)

Rear facing double glazed window overlooking the garden, radiator, built-in wardrobe with hanging rail and shelving, shelf and over bed storage cupboards.

EXTERNALLY

There is a generous stone flagged patio with a pathway and tap leading round the workshop, steps leading to raised pebbled beds, ideal for pots. Trellis and a honeysuckle archway lead to the garden which is beautifully landscaped, with different 'room's, pebbled areas with flagstoned walkways, raised and stocked beds generous planting, a level lawned area, further plant covered trellis arches, gravelled area with inset shrubs and a fence walkway to the storage shed. There is a fenced and gated 'wildlife' section full of plants such as budlea, a nature lovers heaven.

AGENT'S NOTE

There was an issue in 2008 caused by an escape of water. The issue was rectified by Nationwide Insurance, and underpinning was not required. Nationwide has agreed to provide continued cover at a standard market rate to protect a potential purchaser. We have a copy of the Certificate of Structural Adequacy. The owners have also had a Structural Engineer inspect the property (Oct 2025). His report states that the repairs affected in 2008 have rectified the issue and there is no ongoing problem.

DIRECTIONS

From our office on the Worcester Road proceed north towards Malvern Link. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road. Go past the new development on the left hand side and take the 3rd left into Westward Road. Take the first left into Beverley Way and follow it around to the right. Sandpiper Crescent is the next left hand turn and no. 1 is just as you enter the road.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

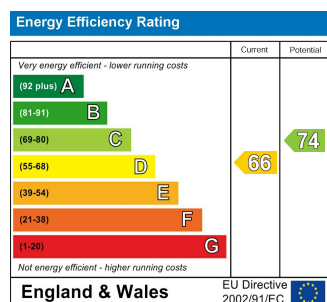
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is:

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: C74

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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